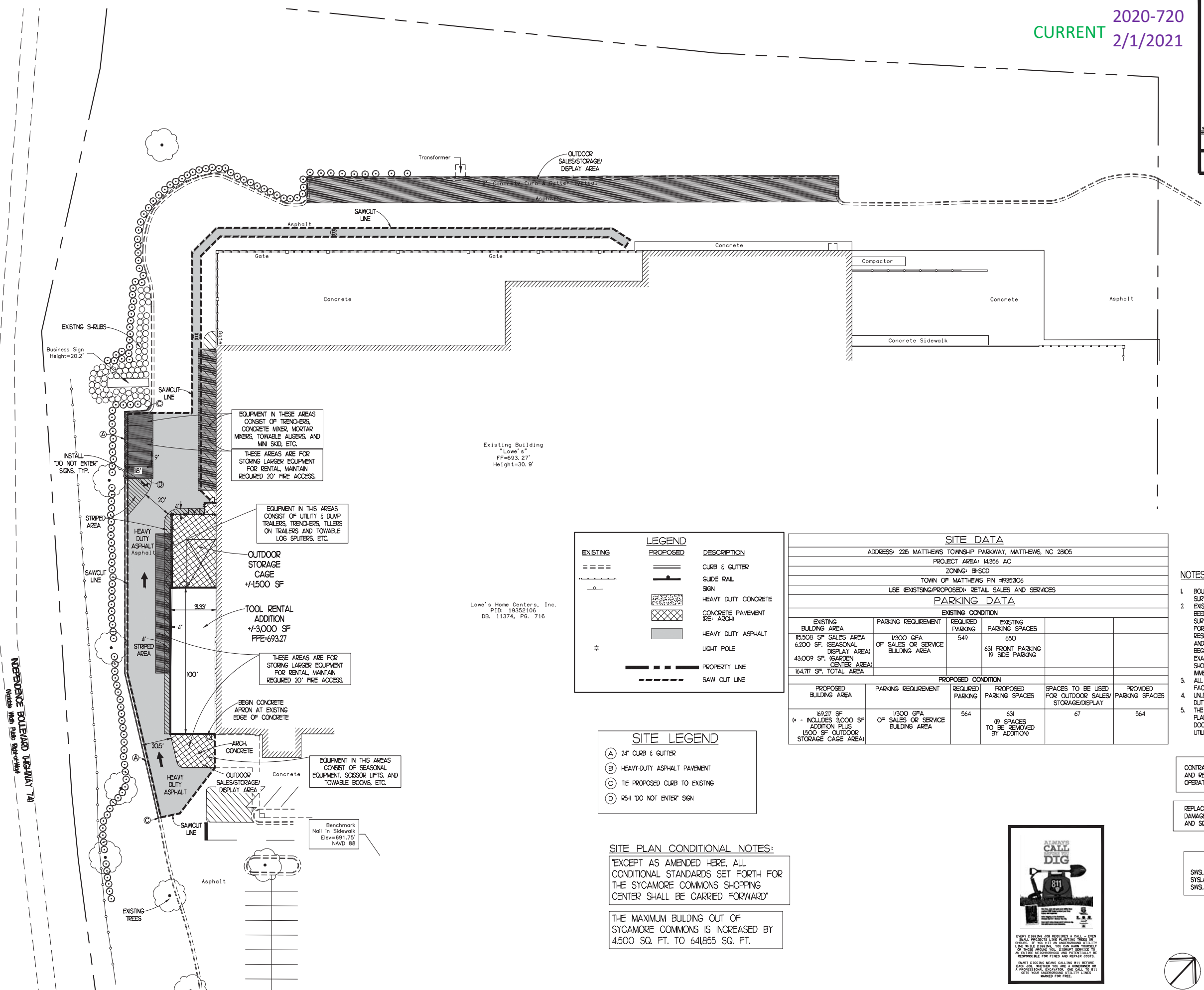


ORIGINAL ISSUE DATE:	09/18/2020
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	4



<u>SITE DATA</u>				
ADDRESS: 226 MATTHEWS TOWNSHIP PARKWAY, MATTHEWS, NC 28105				
PROJECT AREA: 14.356 AC				
ZONING: BI-SGD				
TOWN OF MATTHEWS PIN #H925.2006				
USE (EXISTING/PROPOSED): RETAIL SALES AND SERVICES				
<u>PARKING DATA</u>				
EXISTING CONDITION				
EXISTING BUILDING AREA	PARKING REQUIREMENT	REQUIRED PARKING	EXISTING PARKING SPACES	
15,508 SF SALES AREA 6,200 SF (SEASONAL DISPLAY AREA) 43,009 SF. (GARDEN CENTER AREA) 164,717 SF. TOTAL AREA	1/300 GFA OF SALES OR SERVICE BUILDING AREA	549	650 631 FRONT PARKING 19 SIDE PARKING	
PROPOSED CONDITION				
PROPOSED BUILDING AREA	PARKING REQUIREMENT	REQUIRED PARKING	PROPOSED PARKING SPACES	SPACES TO BE USED FOR OUTDOOR SALES/STORAGE/DISPLAY
169,237 SF (+ - INCLUDES 3,000 SF ADDITION PLUS 1500 SF OUTDOOR STORAGE CAGE AREA)	1/300 GFA OF SALES OR SERVICE BUILDING AREA	564	631 09 SPACES TO BE REMOVED BY ADDITION	564

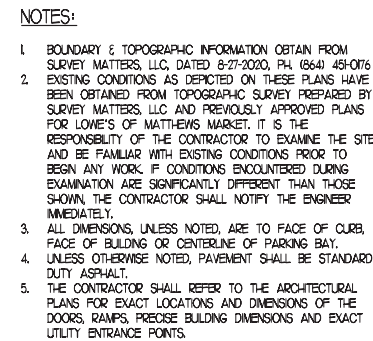
- NOTES:**
1. BOUNDARY & TOPOGRAPHIC INFORMATION OBTAIN FROM SURVEY MATTERS, LLC, DATED 8-27-2020, PH# (864) 459-0716
 2. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS HAVE BEEN OBTAINED FROM TOPOGRAPHIC SURVEY PREPARED BY SURVEY MATTERS, LLC AND PREVIOUSLY APPROVED PLANS FOR LOWE'S OF MATTHEWS MARKET. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BEGIN ANY WORK. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 3. ALL DIMENSIONS, UNLESS NOTED, ARE TO FACE OF CURB, FACE OF BUILDING OR CENTERLINE OF PARKING BAY.
 4. UNLESS OTHERWISE NOTED, PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
 5. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE DOORS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE POINTS.

CONTRACTOR TO VERIFY EXISTENCE OF IRRIGATION SYSTEM
AND RELOCATE IRRIGATION LINES AS REQUIRED TO MAINTAIN
OPERATIONAL SYSTEM.

REPLACE TREES AND SHRUBS THAT ARE REMOVED OR DAMAGED WITH MATERIALS OF THE SAME SPECIES, QUANTITY AND SIZE.

PAINT STRIPING LEGEND





REPLACE TREES AND SHRUBS THAT ARE REMOVED OR DAMAGED WITH MATERIALS OF THE SAME SPECIES, QUANTITY AND SIZE.

PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
SWSL/18" - SINGLE WHITE SOLID LINE / 18" WIDE

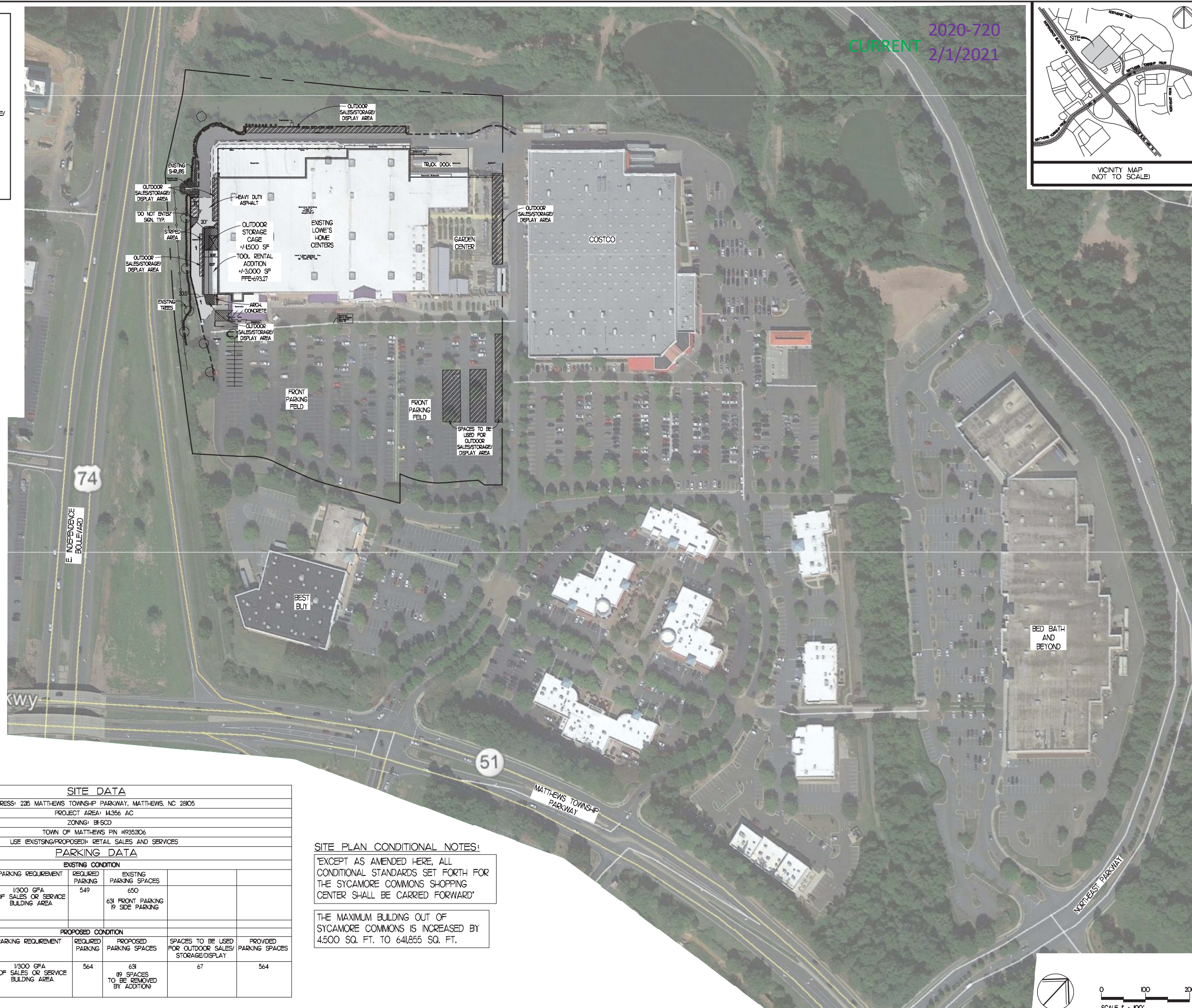
SITE LEGEND

- (A) 24" CURB & GUTTER
- (B) HEAVY-DUTY ASPHALT PAVEMENT
- (C) THE PROPOSED CURB TO EXISTING
- (D) R5-1 DO NOT ENTER SIGN

<u>SITE DATA</u>					
ADDRESS: 225 MATTHEWS TOWNSHIP PARKWAY, MATTHEWS, NC 28105					
PROJECT AREA: 14.356 AC					
ZONING: B1SCD					
TOWN OF MATTHEWS PIN #H9352106					
USE (EXISTING/PROPOSED): RETAIL SALES AND SERVICES					
<u>PARKING DATA</u>					
<u>EXISTING CONDITION</u>					
EXISTING BUILDING AREA	PARKING REQUIREMENT	REQUIRED PARKING	EXISTING PARKING SPACES		
16,508 SF SALES AREA 6,200 SF. (SEASONAL DISPLAY AREA) 43,009 SF. (GARDEN CENTER AREA)	1/300 GFA OF SALES OR SERVICE BUILDING AREA	549	650 631 FRONT PARKING 19 SIDE PARKING		
16,417 SF. TOTAL AREA					
<u>PROPOSED CONDITION</u>					
PROPOSED BUILDING AREA	PARKING REQUIREMENT	REQUIRED PARKING	PROPOSED PARKING SPACES	SPACES TO BE USED FOR OUTDOOR SALES/STORAGE/DISPLAY	PROVIDED PARKING SPACES
16,927 SF (+ - INCLUDES 3,000 SF ADDITION PLUS 1500 SF OUTDOOR STORAGE, CARGO AREA)	1/300 GFA OF SALES OR SERVICE BUILDING AREA	564	631 TO BE REMOVED BY ADDITION	67	564

SITE PLAN CONDITIONAL NOTES:
"EXCEPT AS AMENDED HERE, ALL
CONDITIONAL STANDARDS SET FORTH FOR
THE SYCAMORE COMMONS SHOPPING
CENTER SHALL BE CARRIED FORWARD"

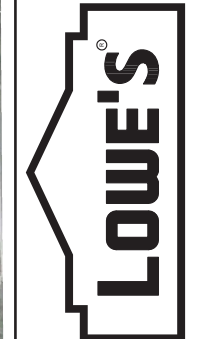
THE MAXIMUM BUILDING OUT OF SYCAMORE COMMONS IS INCREASED BY 4,500 SQ. FT. TO 641,855 SQ. FT.

[illegible]

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
(864) 233-5497
NC Firm No: CH532

LOWE'S HOME CENTERS, LLC
1000 LOWES BLVD.
MOORESVILLE, NC 28117
 704.758.4758(F)

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LOWES TOOL RENTAL
OVERALL SITE PLAN
LOWES OF:
SE CHARLOTTE, NC
CITY OF MATTHEWS, NORTH CAROLINA
DRAWN BY: MAR CHECKED BY: RTS

ORIGINAL ISSUE DATE:	09/18/2020
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	4A



